

39-77  
39-155  
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QUITCLAIM (RELEASE) DEED

015478

TRANSFER  
TAX  
PAID

**KENNEBEC FEDERAL SAVINGS AND LOAN ASSOCIATION**, a Maine banking corporation with its principal office in Waterville, Kennebec County, State of Maine,

for consideration paid, grant to

**Keith F. Beal** of RR 2 Box 7160, Winthrop, Maine 04364.

CERTAIN land in Waterville, Kennebec County, Maine, being more particularly described as follows:

**PARCEL I**

A CERTAIN LOT or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

BEGINNING at an iron pin in the southwest corner of lot of land now or formerly of Clovis Belanger and in the westerly line of King Street; thence southerly along the westerly line of said King Street seventy-eight and nine tenths (78.9) feet to the northeasterly corner of lots of land now or formerly of Peter Michaud; thence westerly along the northerly line of said Michaud ninety-six and five tenths (96.5) feet to an iron pin; thence southerly about sixty-six (66) feet to land now or formerly of one Begin; thence westerly along the line of said Begin and the land of the Grantor one hundred seventy-three (173) feet to a point near the wharfing; thence northerly one hundred sixty (160) feet to an iron pipe; thence easterly two hundred twenty-seven (227) feet; thence southerly twenty-two (22) feet to a point five (5) feet northerly of the northwest corner of the barn on these premises hereby conveyed; thence easterly and parallel with the northerly side of said barn twenty-five and five tenths (25.5) feet to a point just five (5) feet northeasterly of said barn; thence southerly twenty and eight tenths (20.8) feet to a stone bound; thence easterly forty-five and eight tenths (45.8) feet to the point of beginning.

EXCEPTING AND RESERVING to the Grantor so long as he may own the land next adjoining these premises a right of way fifteen (15) feet in width along the lines of said Peter Michaud and Begin from King Street to the westerly line of said Begin.

**PARCEL II**

ANOTHER CERTAIN LOT or parcel of land situate in Waterville and bounded and described as follows:

BEGINNING at an iron pin in the southerly line of land now or formerly supposed to be owned by James Lessard or Thomas Lessard and numbered fifty (50) King Street, which pin is located one hundred twenty and seven tenths (120.7) feet westerly of a stone bound at the southeast corner of the said James Lessard lot; thence running southerly one hundred forty-seven and four tenths (147.4) feet to an iron pin located ninety (90) feet westerly from the west line of said King Street; thence running westerly at right angles with last described line one hundred five and two tenths (105.2) feet to an iron pin in the easterly line of the Kimball estate; thence running northerly along the above named Kimball line and the Cyr line one hundred two and eighty-five hundredths (102.85) feet to an iron pin; thence running easterly one hundred thirty-nine and five tenths (139.5) feet to the iron pin begun at.

**PARCEL III**

ANOTHER CERTAIN LOT or parcel of land situate in said Waterville, and bounded and described as follows, to wit:

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BEGINNING at an iron pin in the southeast corner of the lot first above described, and in the westerly line of land now or formerly of one Ferland; thence running southerly along said Ferland's westerly line forty-six (46) feet to an iron pin in the southwesterly corner of said Ferland lot; thence running westerly ninety-two and two tenths (92.2) feet to an iron pin in the Kimball line, so-called, which is located sixty-one and five tenths (61.5) feet northerly from the bend or elbow in said Kimball line; thence running northerly fifty-six and three tenths (56.3) feet to an iron pin located in said Kimball line and at the southwest corner of above described lot; thence running easterly along the southerly line of last mentioned lot to the point of beginning.

EXCEPTING AND RESERVING, however, from the parcels two and three (II and III) described above the following parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron pin set in the ground in the east boundary of land now or formerly of Norman Pieher, which pin is located one hundred thirty-five (135) feet from Summer Street, so called; thence running southerly from said bound a distance of fifteen (15) feet to an iron pin; thence running in a southwesterly direction one hundred (100) feet to an iron pin set in the east boundary of land now or formerly of Alice D. Michaud; thence running northerly along the east boundary of said Alice D. Michaud's land sixty (60) feet to an iron pin; thence running easterly from the last mentioned bound a distance of seventy (70) feet to the iron pin which marks the point of beginning.

#### PARCEL IV

ANOTHER CERTAIN LOT or parcel of land situated in said Waterville, bounded and described as follows, to wit:

BEGINNING at an iron pin located in the east boundary of land now or formerly of Alice D. Michaud, which iron pin is located one hundred ninety-five (195) feet from Summer Street; thence running southerly from the last mentioned bound a distance of thirty (30) feet to an iron pin; thence running westerly from the last mentioned bound a distance of six (6) feet, five inches (5") to an iron pin; thence running northerly from the last mentioned bound a distance of thirty (30) feet to an iron pin set in the ground; thence running easterly from the last mentioned bound a distance of twelve (12) feet to an iron pin which marks the point of beginning.

#### PARCEL V

ANOTHER CERTAIN LOT or parcel of land, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

BEGINNING at the southeast corner of land now or formerly of Z. Bashier; thence in the west line of King Street fifty (50) feet to a stone monument in the north line of land formerly of Ann M. Pulsifer; thence west in said north line ninety (90) feet to land now or formerly of said Pulsifer; thence north in the east line of said Pulsifer's land fifty (50) feet to land of said Bashier; thence east in the south line of said Bashier's land to the point of beginning.

#### PARCEL VI

ANOTHER CERTAIN LOT or parcel of land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron pin driven in the ground in the easterly line of Summer Street, located two hundred (200) feet southerly of the south line of Gold Street; thence northerly along the easterly line of Summer Street sixty (60) feet to an iron pipe driven in the ground; thence easterly and parallel with the southerly line of Gold Street one hundred forty-one

39-77  
39-155  
BK 5960PG003

(141) feet to an iron pin driven in the ground in the westerly line of the Joseph T. Tardiff right of way; thence southerly along the westerly line of the said Tardiff right of way sixty-eight and one half ( $68 \frac{1}{2}$ ) feet to an iron pin driven in the ground; thence westerly one hundred seven and six tenths (107.6) feet to the point of beginning.

ALSO the use of a right of way known as the Joseph T. Tardiff right of way, bonded and described as follows, to wit:

BEGINNING at a stone bound in the southerly line of Gold Street, located two hundred twenty-five (225) feet easterly of the east line of Summer Street; thence southwesterly along the westerly line of the land of Napoleon Latulpe two hundred thirty-three and one half ( $233 \frac{1}{2}$ ) feet to an iron pin driven in the ground at the easterly corner of land now or formerly owned by heirs of Frank Cyr.

THE above right of way to be twelve (12) feet wide and to lie westerly of the above described line, for the use of the said Arthur J. Gagne, his heirs and assigns forever.

#### PARCEL VII

ALSO ANOTHER CERTAIN LOT or parcel of land, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

EASTERLY by King Street; northerly by land, formerly of Fred Pooler and now or formerly of Anna Boldue; westerly by land now or formerly of Thomas H. Lessard; and southerly by land now or formerly of said Thomas H. Lessard.

All of the above parcels are the same premises conveyed to Kennebec Federal Savings & Loan Association by a quitclaim deed from Kennebec Federal Savings & Loan Association dated June 20, 1995, and recorded in the Kennebec County Registry of Deeds in Book 4917 Page 190.

EXCEPTING AND RESERVING THE premises described in a quitclaim deed from **Kennebec Federal Savings and Loan Association to Sherwood W. Lee and Donna M. Lee** dated May 21, 1999, and to be recorded in the Kennebec County Registry of Deeds, and described as follows:

A certain lot or parcel of land located on the northwesterly side of King Street in Waterville, Kennebec County, Maine, and bounded and described as follows, to wit:

Beginning at a  $\frac{3}{4}$ " steel pin set with surveyor's identification cap at or near the northwesterly side of King Street; marking the southerly corner of land now or formerly of Sherwood L. Booker and Laurie-Jo Booker as recorded in the Kennebec County Registry of Deeds in Book 2427 Page 288 and the easterly corner of the herein described parcel; thence South fifty-four degrees twenty-eight minutes West ( $S 54^{\circ} 28' W$ ) along the northwesterly side of King Street for fourteen and zero tenths (14.0) feet to a point; thence South forty-eight degrees thirteen minutes West ( $S 48^{\circ} 13' W$ ) continuing along the northwesterly side of King Street for fifty and zero tenths (50.0) feet to a  $\frac{3}{4}$ " steel pin set with surveyor's identification cap marking the southerly corner of the herein described parcel; thence North forty-one degrees forty-four minutes West ( $N 41^{\circ} 44' W$ ) along remaining land of Kennebec Federal Savings & Loan Association for fifty-five and zero tenths (55.0) feet to a  $\frac{3}{4}$ " steel pin set with surveyor's identification cap marking the westerly corner of the herein described parcel; thence North fifty-eight degrees forty-three minutes East ( $N 58^{\circ} 43' E$ ) along remaining land of Kennebec Federal Savings & Loan Association for forty and zero tenths (40.0) feet to a  $\frac{1}{4}$ " steel pin set with surveyor's identification cap in the southwesterly line of Booker marking the northerly corner of the herein described parcel; thence South sixty-eight

BK5960PG004

39-17  
39-155

degrees seventeen minutes East (S 68° 17' E) along the southwesterly line of Booker for fifty-five and zero tenths (55.0) feet to the 3/4" steel pin set with surveyor's identification cap at the point of beginning.

Add or delete land to make a common boundary with King Street.

Together with an easement to Sherwood W. Lee and Donna M. Lee, their heirs and assigns, for the purpose of ingress, egress, and parking. The easement is described as follows: Beginning at the 3/4" steel pin set with surveyor's identification cap marking the southerly corner of the above-described parcel; thence South forty-eight degrees thirteen minutes West (S 48° 13' W) along the northwesterly side of King Street for twenty-nine and four tenths (29.4) feet to a point; thence North forty-eight degrees fifty-nine minutes West (48° 59' W) along land of Kennebec Federal Savings & Loan Association for twenty-seven and zero tenths (27.0) feet to a point; thence North seven degrees thirty-six minutes East (N 07° 36' E) along land of Kennebec Federal Savings & Loan Association for forty-three and three tenths (43.3) feet to the 3/4" steel pin set with surveyor's identification cap marking the westerly corner of the above-described parcel; thence South forty-one degrees forty-four minutes East (S 41° 44' E) along the Southwesterly line of the above-described parcel for fifty-five and zero tenths (55.0) feet to the 3/4" steel pin set with surveyor's identification cap at the beginning of this easement description.

Together with another easement to Sherwood W. Lee and Donna M. Lee, their heirs and assigns, for the purpose of disposing of snow from the premises being conveyed to them and the previously described easement and to maintain or service the northerly side of the building located on the premises being conveyed. This easement is described as follows:

Beginning at the 3/4" steel pin set with surveyor's identification cap marking the westerly corner of above described parcel of land; thence North seven degrees thirty-six minutes East (N 07° 36' E) along land of Kennebec Federal Savings & Loan Association for thirty-two and nine tenths (32.9) feet to a point on the southwesterly line of land now or formerly of Glenwood D. Sinclair and Myra A. Sinclair, Trustees of the Sinclair Living Trust, as recorded in the Kennebec County Registry of Deeds in Book 3981 Page 222; thence South sixty-eight degrees seventeen minutes East (S 68° 17' E) along the southwesterly line of Sinclair and the southwesterly line of land now or formerly of Sherwood I. Booker and Laurie-Jo Booker as recorded in the Kennebec County Registry of Deeds in Book 2427 Page 288 for thirty-two and one tenth (32.1) feet to the 3/4" steel pin set with surveyor's identification cap marking the Northerly corner of the above described parcel; thence South fifty-eight degrees forty-three minutes West (S 58° 43' W) along the northwesterly line of the above described parcel for forty and zero (40.0) feet to the 3/4" steel pin set with surveyor's identification cap at the beginning of this easement description.

Reserving to Kennebec Federal Savings and Loan Association, its successors and assigns, the right to cross over the westerly corner of the above-described lot for the purpose of maintaining or servicing their building and disposing of snow from the front of the apartment building on the adjoining lot. Also excepting and reserving to Kennebec Federal Savings and Loan Association, its successors and assigns, an easement to maintain in its current location the staircase on the southeasterly side of its building.

The herein described parcel of land contains two thousand five hundred ninety-eight and six tenths (2,598.6) square feet and is described as parcel seven of the premises conveyed to Kennebec Federal Savings & Loan Association by Kennebec Federal Savings & Loan Association dated June 20, 1995, and

BK5960PG005

39-77  
39-155

recorded in the Kennebec County Registry In Book 4917 Page 190. Bearings and distances used in this description are from a standard boundary survey, with exceptions, by Rowe & Wendell Surveying for Kennebec Federal Savings & Loan Association in May 1999. All steel pins described as set in this description are capped with aluminum surveyor's caps inscribed "David A. Wendell PLS 2264".

Also hereby conveying to the grantee, Keith F. Beal, his heirs and assigns, the right to cross over the westerly corner of the above described excepted and reserved lot for the purpose of maintaining and servicing the hereby conveyed building and for the purpose of disposing of snow from the front of the hereby conveyed building. Also hereby conveying an easement to maintain in its current location the staircase on the southeast side of the building. Said easements being reserved in the deed from Kennebec Federal Savings & Loan Association to Sherwood W. Lee and Donna M. Lee dated May 21, 1999, and to be recorded in the Kennebec County Registry of Deeds.

Dated: May 27, 1999

Signed, Sealed and Delivered  
in the presence of

KENNEBEC FEDERAL SAVINGS  
& LOAN ASSOCIATION

Aula Mavis

By: Allan L. Rancourt  
Allan L. Rancourt, President

STATE OF MAINE  
COUNTY OF Kennebec

Date: May 27, 1999

Personally appeared the above named Allan L. Rancourt, President of Kennebec Federal Savings and Loan Association and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Mary C. Ostrowski  
Notary Public MARY C. OSTROWSKI  
My Commission expires 1/26/02



RECEIVED KENNEBEC SS.

1999 JUN -2 AM 9:00

ATTEST: James Paul Jones  
REGISTER OF DEEDS